



**37A Sleaford Road**

Metherringham, Lincoln, LN4 3DG



Book a Viewing!

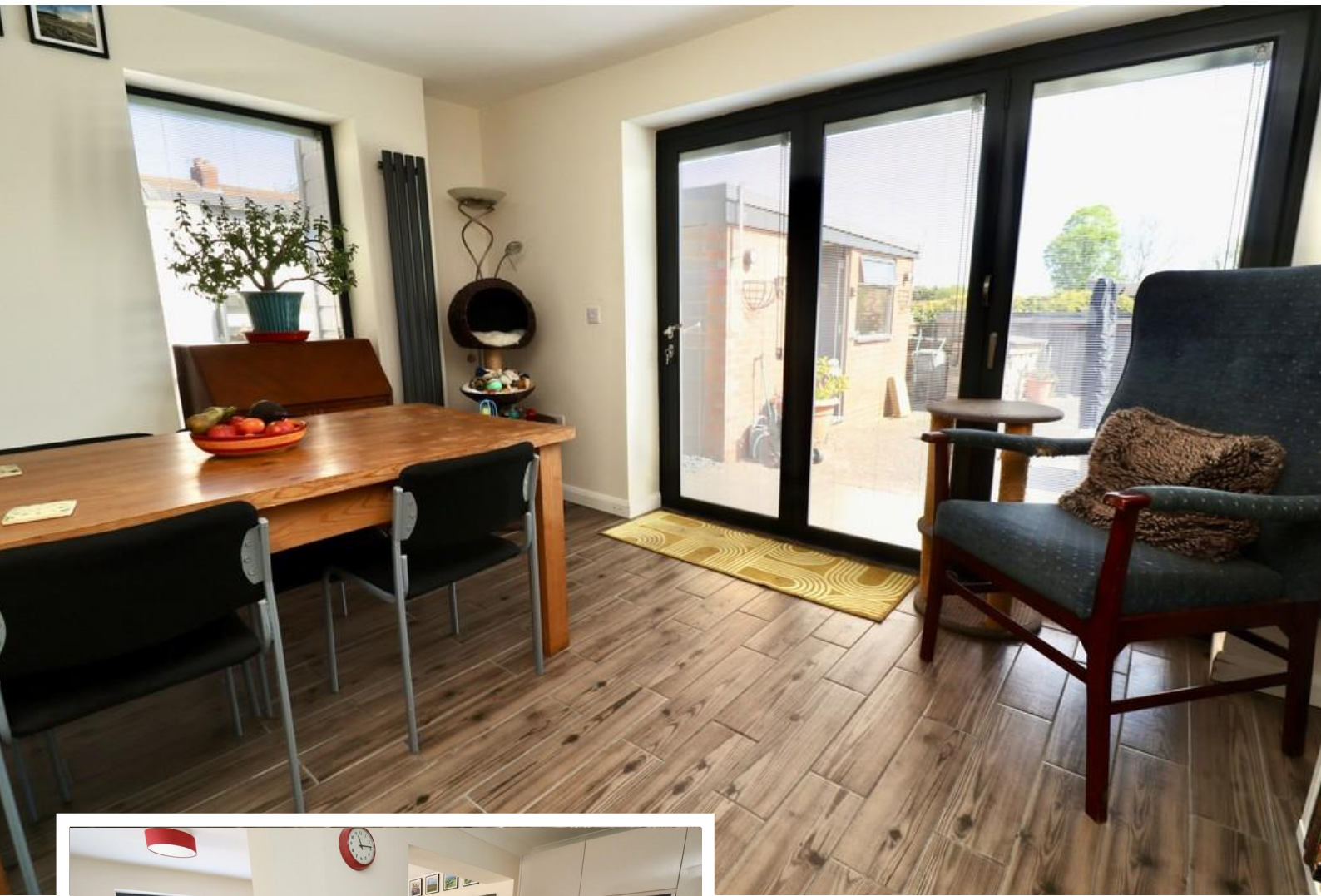
**£250,000**

A modern three Bedroom Semi Detached House on the outskirts of the Village of Metherringham to the South of the Cathedral City of Lincoln, with extended accommodation and a deceptively large plot. The internal accommodation comprises of Entrance Hall, Lounge with log burner, modern Kitchen, Dining Room, First Floor Landing, three Bedrooms and Family Bathroom. Outside there is a detached Utility Room with Cloakroom/WC, which could also be used as an Office. The property has a large gravelled driveway and a generous rear garden. Viewing of this beautiful home is highly recommended.





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#### SERVICES

All mains services available. Gas central heating.  
Solar Panels & Battery Storage System.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – A.

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### LOCATION

Metherringham is a larger than average village located between the historic Cathedral and University City of Lincoln and the Market Town of Sleaford. The village offers a range of local amenities including the Co-op and Nisa Food Stores, three public houses, a church, a primary school, an outdoor swimming pool, hairdressers, beauticians, a petrol station, a post office, a vet and food outlets including an Indian restaurant, fish and chip restaurants, a tearoom and various other takeaways. The village itself has good transport links, including a train station on the Lincoln to Sleaford line and a bus route.





#### HALL

With staircase to the first floor, tiled flooring and radiator.

#### LOUNGE

13' 7" x 11' 3" (4.15m x 3.45m) With double glazed bay window to the front aspect, feature log burner, under stairs storage cupboard, tiled flooring and radiator.

#### KITCHEN

8' 0" x 13' 10" (2.46m x 4.22m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, eye level electric oven and microwave, electric hob, integrated dishwasher and fridge freezer, tiled splashbacks and flooring and a wall mounted gas fired central heating boiler.

#### DINING ROOM

12' 1" x 8' 9" (3.70m x 2.67m) With double glazed Bi-fold doors to the rear garden, double glazed window to the side aspect, two tall radiators and tiled flooring.

#### UTILITY ROOM

13' 11" x 8' 1" (4.26m x 2.48m) With a range of wall and base units with work surfaces over, stainless steel sink with tap over, space for washing machine, tiled flooring and splashbacks and double glazed window to the side aspect.

#### CLOAKROOM/WC

With close coupled WC and wash hand basin, tiled splashbacks and flooring.

#### FIRST FLOOR LANDING

With airing cupboard.

#### BEDROOM 1

10' 10" x 8' 3" (3.29m x 2.52m) With double glazed window to the front aspect, fitted wardrobe and radiator.

#### BEDROOM 2

8' 9" x 8' 3" (2.69m x 2.52m) With double glazed window to the rear aspect, fitted wardrobe and radiator.

#### BEDROOM 3

7' 10" x 5' 10" (2.41m x 1.79m) With double glazed window to the front aspect and radiator.

#### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, tiled flooring, towel radiator and double glazed window to the rear aspect.

#### OUTSIDE

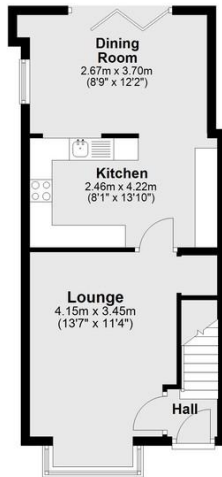
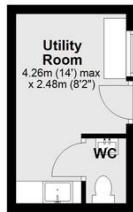
To the front of the property there is a large gravelled driveway providing off street parking for multiple vehicles with a further gated driveway. To the rear of the property there is a deceptively large rear garden with a block paved patio seating area and wood store, steps down to a further patio seating area and extensive lawned area extending behind neighbouring houses and well-stocked with raised flowerbeds and mature shrubs, shed and a greenhouse.





#### Ground Floor

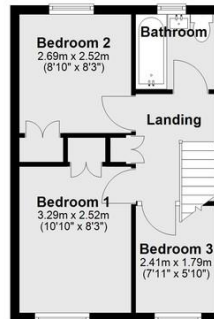
Approx. 50.3 sq. metres (541.9 sq. feet)



Total area: approx. 79.9 sq. metres (860.5 sq. feet)

#### First Floor

Approx. 29.6 sq. metres (318.6 sq. feet)



#### WEBSITE

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#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

